



Printed Name: Katie Hickok
Notary Public in and for the State of
Residing at
My appointment expires: 1/07/2015

Date: 12/27/13

I certify that I know or have satisfactory evidence that Cheryl Nicholson, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

STATE OF Washington
COUNTY OF Skagit
SS:

Amount Paid \$3,120.00
By Skagit Co. Treasurer
Deputy

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20135159
DEC 27 2013

Dated 12/27/2013
Cheryl Nicholson

attached hereto
This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A"
Lots 40 and 41, "PARKER BUSINESS CENTER", as per plat recorded in Volume 11 of Plats, pages 91 through 96, inclusive, records of Skagit County, Washington.
Tax Parcel Number(s): P80400, 4367-000-041-0000, P80399, 4367-000-040-0001

Abbreviated Legal:
Lots 40 and 41, Parker Business Center

described real estate, situated in the County of Skagit, State of Washington
hand paid, conveys and warrants to Michael Aiken and Cheryl Aiken, husband and wife the following
AND OTHER GOOD AND VALUABLE CONSIDERATION as part of a 1031 Tax Deferred Exchange in
THE GRANTOR Cheryl Nicholson, as her separate property for and in consideration of TEN DOLLARS
GUARDIAN NORTHWEST TITLE CO.

Statutory Warranty Deed

106943

File Number: 106943

Recorded at the request of:

When recorded return to:
Michael Aiken and Cheryl Aiken
Po Box 229
Acme, WA 98220

Skagit County Auditor
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EXCEPTIONS:

Exhibit A

A. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENT CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS AND EASEMENT.

Declaration Dated: March 23, 1977
Recorded: May 19, 1978
Auditor's No.: 879820
Executed: Parker J. Buck and Ruby A. Potter

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED.

Declaration Dated: January 16, 1981
Recorded: January 20, 1981
Auditor's No.: 8101200041
Executed By: Parker J. Buck, President of Patti Corporation

Said covenants have also been amended, modified, or in part waived as to some lots of the "PARKER BUSINESS CENTER", as disclosed by various sales instruments executed by the Patti Corporation.

By instrument recorded under Auditor's File No. 8412130027, Patti Corporation assigned control of the Architectural Control Committee and authority to Parker Business Center Association and, thereafter, said assignee amended said protective covenants by instrument recorded under Auditor's File No. 8501310044.

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED.

Declaration Dated: August 16, 1988
Recorded: August 23, 1988
Auditor's No.: 8808230079
Executed By: College Way Village Association

B. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Plat/Subdivision Name: Parker Business Center
Recorded: December 2, 1977
Auditor's No.: 869706

Guardian Northwest Title and Escrow, Agent for
First American Title Insurance Company



C. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Co.
Dated: August 29, 1985
Recorded: September 9, 1985
Auditor's No.: 8509090069
Purpose: Right to enter said premises to operate, maintain, repair, underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines.
Affects: The South 10 feet of the East 10 feet of Lot 41

D. Terms and Conditions of Standard Participation Contract(s) as recorded April 9, 1985 and September 23, 1994 under Auditor's File Nos. 8504090019 and 9409230015, respectively.

E. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: City of Mount Vernon
And: Larry Azure and Judy Azure, husband and wife
Dated: August 31, 1994
Recorded: September 27, 1994
Auditor's No.: 9409270092
Regarding: Formation of Local Improvement District

Guardian Northwest Title and Escrow, Agent for
First American Title Insurance Company



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